

**SUBJECT NO : 130**

**Sub : Estate Wing - VUDA - Kapparada (v) U.L.C. lands - Survey No.9/6 of Kapparada (v) - Building constructed in the Government land in an extent of 40 sq yards - applicant came forward to pay the land cost for the encroached portion - regularization of site for the encroached portion of 40 sq yards - proposals submitted - Regarding.**

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**AGENDA NOTE :**

It is to submit that in the reference cited, Sri B.P.Ch. Sagar Rao, B.Annapurna, N.A. Naidu, N.Lakshmi, M.Krishna Murthy and Suryanarayana of Kapparada, Visakhapatnam have jointly represented that they purchased land from one G.P.Naidu covered by Survey No. 9/7 with an extent of 289 sq yards through registered document; that they jointly taking up building construction ; that during construction, VUDA staff removed the construction covered by Survey No. 9/6 to an extent of 40 sq yards; that they do not know the status of the site and constructed building ; hence the cost of the land to an extent of 40 sq yards would be paid to VUDA by the six applicants jointly as fixed by VUDA.

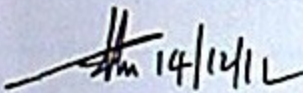
In this context, it is to submit that as per the letter of the Tahsildar, Visakhapatnam Urban Mandal, vide Rc.No.1355/2011A dt.4-10-2012, vide reference 2<sup>nd</sup> cited, it was stated that the subject land of S.No 9/6 is the land vested with Government; that the physical possession of the land covered by S.No 9/6 was handed over to VUDA by the MRO, Visakhapatnam Urban for custodial maintenance; that the unauthorized encroachments covered in Government Lands in S.No.9/6 were removed by the VUDA authorities ; and the subject lands are presently under the possession of VUDA.

Further, as per the report of the Surveyor, the extent covered in the proposed regularization is 47 sq.yds and the nearest Door Number is D.No. 39-5-39. Accordingly market value certificate for the said land subject site of Kapparada Village is Rs.14,000/- (Rupees Fourteen thousand only) per sq.yard as per the basic/market value certificate dt.12-11-2012 of the Joint

Sub Registrar-5, Dwarkanagar, Visakhapatnam. Further, as per the oral enquiry of the Surveyor, the prevailing market rate is Rs 25,000/- per sq yard.

1. Sub Registrar's Rate Rs. 14,000/- per sq yard
2. Prevailing market rate Rs. 25,000/- per sq yard

In view of the above and as per the instructions of the Vice Chairman VUDA, the file is submitted for further orders, so as to place the matter before the VUDA Board for taking suitable decision in the matter.

  
VICE CHAIRMAN

  
CHAIRMAN

**VUDA RESOLUTION NO. 130, DT. 15-12-2012**

The Board discussed the matter and resolved to adopt the prevailing market rate and directed the Vice Chairman to form a committee to arrive at the prevailing market rate.

  
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CHAIRMAN